

APPLICATION FOR REZONING PETITION  
CITY OF TERRE HAUTE

**SPECIAL ORDINANCE NO. 20-2019**

\*\*\*\*\*

COMMON ADDRESS OF LOTS TO BE REZONED:

619, 621 and 702 North 14th Street, Terre Haute, IN 47807

REZONE FROM: Two-Family Residence (R-2)

REZONE TO: General Residence District (R-3)

PROPOSED USE: Tiny Homes Project Development

PROPERTY OWNER: Mental Health America of West Central Indiana, Inc.

ADDRESS OF OWNER: 1460 Spruce St.,  
Terre Haute, IN 47807

PHONE NO. OF OWNER: 812-232- 5681

ATTORNEY REPRESENTING OWNER:


Jeffrey A. Lewellyn  
Attorney at Law, #15216-34

ADDRESS OF ATTORNEY: Wilkinson, Goeller, Modesitt,  
Wilkinson & Drummy, LLP  
333 Ohio St.,  
Terre Haute, IN 47807

PHONE NO. OF ATTORNEY: (812) 232-4311

FOR INFORMATION CONTACT: Attorney, Jeffrey A. Lewellyn  
(812) 232-4311

COUNCIL PRESENTER:

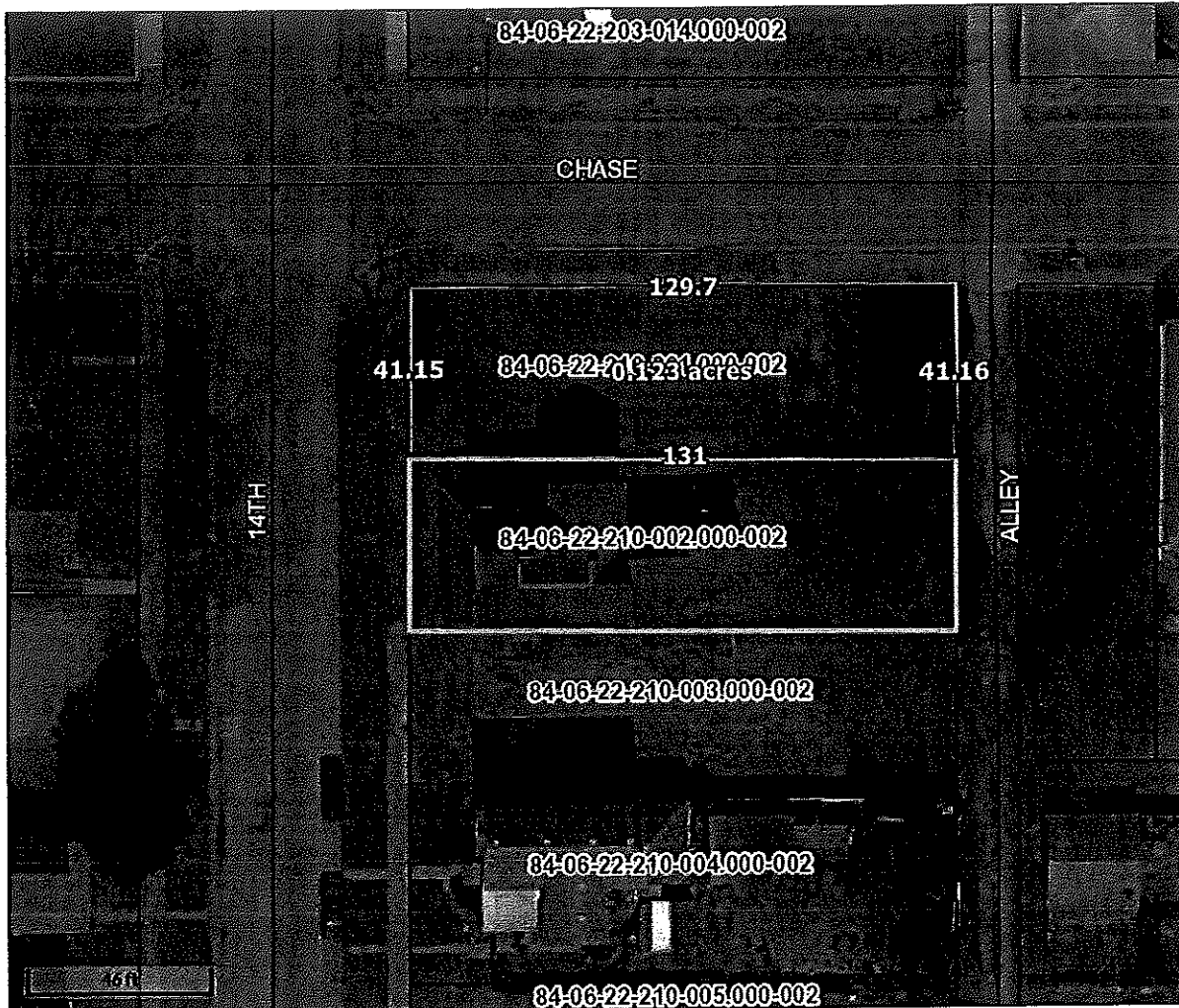
  
Martha Crossen

\*\*\*\*\*

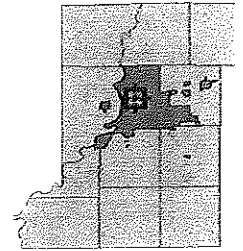
Copy of Site Plan Must Accompany This Application.



# Beacon<sup>TM</sup> Vigo County, IN / City of Terre Haute



## Overview



## Legend

- ☐ Corporate Limits
- ☐ Political Township
- ☐ Sections
- ☐ Blocks
- ☐ Parcels
- ☐ Road Centerlines

Parcel ID	84-06-22-206-013.000-002	Alternate ID	118-06-22-206-013	Owner Address	MENTAL HEALTH AMERICA OF WEST CENTRAL INDIANA INC 1460 SPRUCE ST TERRE HAUTE, IN 47807
Sec/Twp/Rng	22	Class	Res Vacant platted		
Property Address	702 N 14TH ST TERRE HAUTE		lot n/a		
Neighborhood	118525 - HARRISON				
District	002 HARRISON				
Brief Tax Description	THOMAS H NELSONS SUB 74' E 442/1908 D-443/3421 22-12-9 LOT 12 (Note: Not to be used on legal documents)				

Date created: 8/6/2019

Last Data Uploaded: 8/5/2019 7:07:45 PM

Developed by  Schneider  
GEOSPATIAL



CHASE

14TH

ALLEY



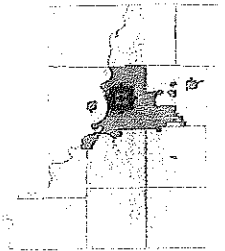


Beacon™

Vigo County, IN / City of Terre Haute



#### Overview



#### Legend

- ☐ Corporate Limits
- ☐ Political Township
- ☐ Sections
- ☐ Blocks
- ☐ Parcels
- ☐ Road Centerlines
- Current Zoning Classifications

- A-1
- A-1MO
- A-1NR
- C-1
- C-1PD
- C-2
- C-2PD
- C-2SU
- C-3
- C-3NR
- C-3PD
- C-3SU
- C-4
- C-5
- C-6
- C-6PD
- C-6SU
- C-7
- C-7NR
- C-8
- C-8PD
- C-9
- C3PUD
- M-0
- M-1
- M-1PD
- M-2
- M-2NR
- M-2PD
- M-O

FILED

AUG ~~06~~ 2019

07

CITY CLERK

SPECIAL ORDINANCE FOR A REZONING  
SPECIAL ORDINANCE NO. 20 - 2019  
COMMON COUNCIL OF THE CITY OF TERRE HAUTE, STATE OF INDIANA

An Ordinance Amending Chapter 10, Article 2, of the Municipal Code, designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana".

SECTION I. BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, That Chapter 10, Article 2 of the City Code of Terre Haute, designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana" and Division 4, Section 10.121 thereof, District Maps, be, and the same is hereby amended to include as follows:

"That the following described real estate situated in the City of Terre Haute, County of Vigo, State of Indiana, to wit:

See Exhibit A attached hereto and incorporated herein.

Subject to covenants, conditions, restrictions, easements, rights-of-way and other matters of record affecting title.

Commonly known as: 619, 621 and 702 North 14th Street, Terre Haute, IN 47807.

be and the same is, hereby established as a **(R-3) General Residence District**, together with all rights and privileges that may inure to said real estate and owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise."

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of Terre Haute, and its approval by the Mayor and publication as required by law.

Presented by Council Member: Martha Crossen  
Martha Crossen

Passed in Open Council this 5TH day of SEPTEMBER, 2019.

Martha Crossen  
Martha Crossen, President  
Common Council of  
City of Terre Haute, Indiana

ATTEST:

Michelle Edwards  
Michelle Edwards, City Clerk

Presented by me to the Mayor of the City of Terre Haute this 6<sup>TH</sup> day of SEPTEMBER, 2019.

Michelle Edwards  
Michelle Edwards, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this 6<sup>TH</sup> day of SEPTEMBER, 2019.

Duke Bennett  
Duke Bennett, Mayor,  
City of Terre Haute, Indiana

ATTEST:

Michelle Edwards  
Michelle Edwards, City Clerk

*I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.*

Jeffrey A. Lewellyn  
Jeffrey A. Lewellyn

This instrument prepared by: Jeffrey A. Lewellyn, Attorney, 333 Ohio Street, Terre Haute, IN 47807.

Exhibit A  
Legal Description

The following described real estate in Vigo County, State of Indiana:

Lots 1 & 2 in John Moorhead's Subdivision of Lot No. 13 of Chase's Subdivision of 100 acres off the North side of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Property address:                      619 and 621 North 14th Street, Terre Haute, IN 47807  
Parcel Nos. 84-06-22-210-001.000-002 and  
84-06-22-210-002.000-002

ALSO,

Seventy-four (74) feet East side of Lot Number 12 in Thomas H. Nelson's Subdivision of Lots Number 4, 6 and 7 in Chase's Subdivision of 100 acres off the North end of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Property address:                      702 North 14th Street, Terre Haute, IN 47807  
Parcel No. 84-06-22-206-013.000-002



PETITION TO REZONE REAL PROPERTY

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY  
OF TERRE HAUTE, INDIANA:

and THE PRESIDENT AND MEMBERS OF THE AREA PLAN COMMISSION  
OF VIGO COUNTY, INDIANA:

LADIES AND GENTLEMEN:

The undersigned, **Mental Health America of West Central Indiana, Inc.**, respectively submits this petition to rezone the following described real estate in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

See attached Exhibit A, legal description.

Subject to covenants, conditions, restrictions, easements, rights-of-way and other matters of record affecting title.

Commonly known as:       619 and 621 North 14th Street, Terre Haute, IN 47807  
Parcel Nos. 84-06-22-210-001.000-002 and  
84-06-22-210-002.000-002; and  
702 North 14th Street, Terre Haute, IN 47807  
Parcel No. 84-06-22-206-013.000-002

Your Petitioner is informed and believes that in accordance with Chapter 10, Article 2, of the Municipal Code, designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana" the above described real estate is now zoned as R-2 Two-Family Residence District.

Your Petitioner would respectively state that one of the lots of the real property has a home structure, but the remaining lots are unimproved land. The intent would be to raze the current structure to allow for the development of a tiny homes village. The land is located southeast corner of 14<sup>th</sup> and Chase Streets and at the northwest corner of 14<sup>th</sup> and Chase Streets. Your petitioner intends to use the two lots at the southeast corner to construct 6-8 tiny homes structures on permanent foundation with a common area and 3-4 tiny homes on the northwest corner lot. A site plan of the proposed tiny homes structures and the building site plan is attached with as Exhibit B.

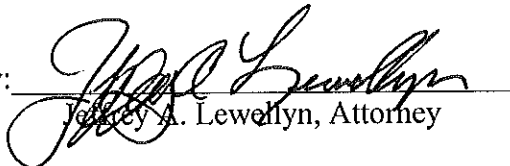
Your Petitioner requests that the real estate described herein shall be zoned as a **(R-3) General Residence District**. Your Petitioner would allege that this change in zoning and use would not alter the general characteristics of this neighborhood.

Your Petitioner would respectively show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

WHEREFORE, your Petitioner respectfully requests that the Area Plan Commission of Vigo County and the Common Council of the City of Terre Haute, Indiana, favorably consider the passage of a Special Ordinance amending the Comprehensive Zoning Ordinance of the city of Terre Haute, Indiana, Chapter 10, Article 2, of the Municipal Code, designated as "Comprehensive Zoning Ordinance for Terre Haute, Indiana", and declaring the above-described real estate to be part of the **(R-3) General Residence District** of the City of Terre Haute, Indiana, and entitled to the rights and benefits that may accrue to the subject real estate and the owners thereof by virtue of the new zoning designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, this Petition has been duly executed on  
this 7<sup>th</sup> day of August, 2019.

**Mental Health America of West Central Indiana, Inc.**

By:   
Jeffrey A. Lewellyn, Attorney

Petitioner: **Mental Health America of West Central Indiana, Inc.**  
1460 Spruce St.  
Terre Haute, IN 47807

Prepared By: Jeffrey A. Lewellyn, No. 15216-34  
ATTORNEY FOR PETITIONER  
Wilkinson Goeller Modesitt  
Wilkinson & Drummy, LLP  
333 Ohio Street  
Terre Haute, Indiana 47807  
Phone: (812) 232-4311

Exhibit A  
Legal Description

The following described real estate in Vigo County, State of Indiana:

Lots 1 & 2 in John Moorhead's Subdivision of Lot No. 13 of Chase's Subdivision of 100 acres off the North side of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Property address: 619 and 621 North 14th Street, Terre Haute, IN 47807  
Parcel Nos. 84-06-22-210-001.000-002 and  
84-06-22-210-002.000-002

ALSO,

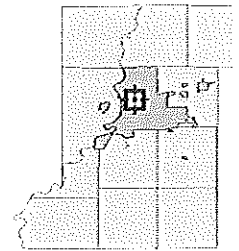
Seventy-four (74) feet East side of Lot Number 12 in Thomas H. Nelson's Subdivision of Lots Number 4, 6 and 7 in Chase's Subdivision of 100 acres off the North end of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Property address: 702 North 14th Street, Terre Haute, IN 47807  
Parcel No. 84-06-22-206-013.000-002

# Beacon<sup>TM</sup> Vigo County, IN / City of Terre Haute



Overview



Legend

- ☐ Corporate Limits
- ☐ Political Township
- ☐ Sections
- ☐ Blocks
- ☐ Parcels
- ☐ Road Centerlines

Parcel ID	84-06-22-206-013-000-002	Alternate ID	118-06-22-206-013	Owner	MENTAL HEALTH AMERICA OF WEST CENTRAL INDIANA INC
Sec/Twp/Rng	22	Class	Res Vacant platted	Address	1460 SPRUCE ST
Property	702 N 14TH ST		lot		TERRE HAUTE, IN 47807
Address	TERRE HAUTE	Acreage	n/a		
Neighborhood	118525 - HARRISON				
District	002 HARRISON				
Brief Tax Description	THOMAS H NELSONS SUB 74' E 442/1908 D-443/3421 22-12-9 LOT 12				
	(Note: Not to be used on legal documents)				

Date created: 8/6/2019

Last Data Uploaded: 8/5/2019 7:07:45 PM

Developed by Schneider GEOSPATIAL

Ex B



N

1 inch = 20 feet

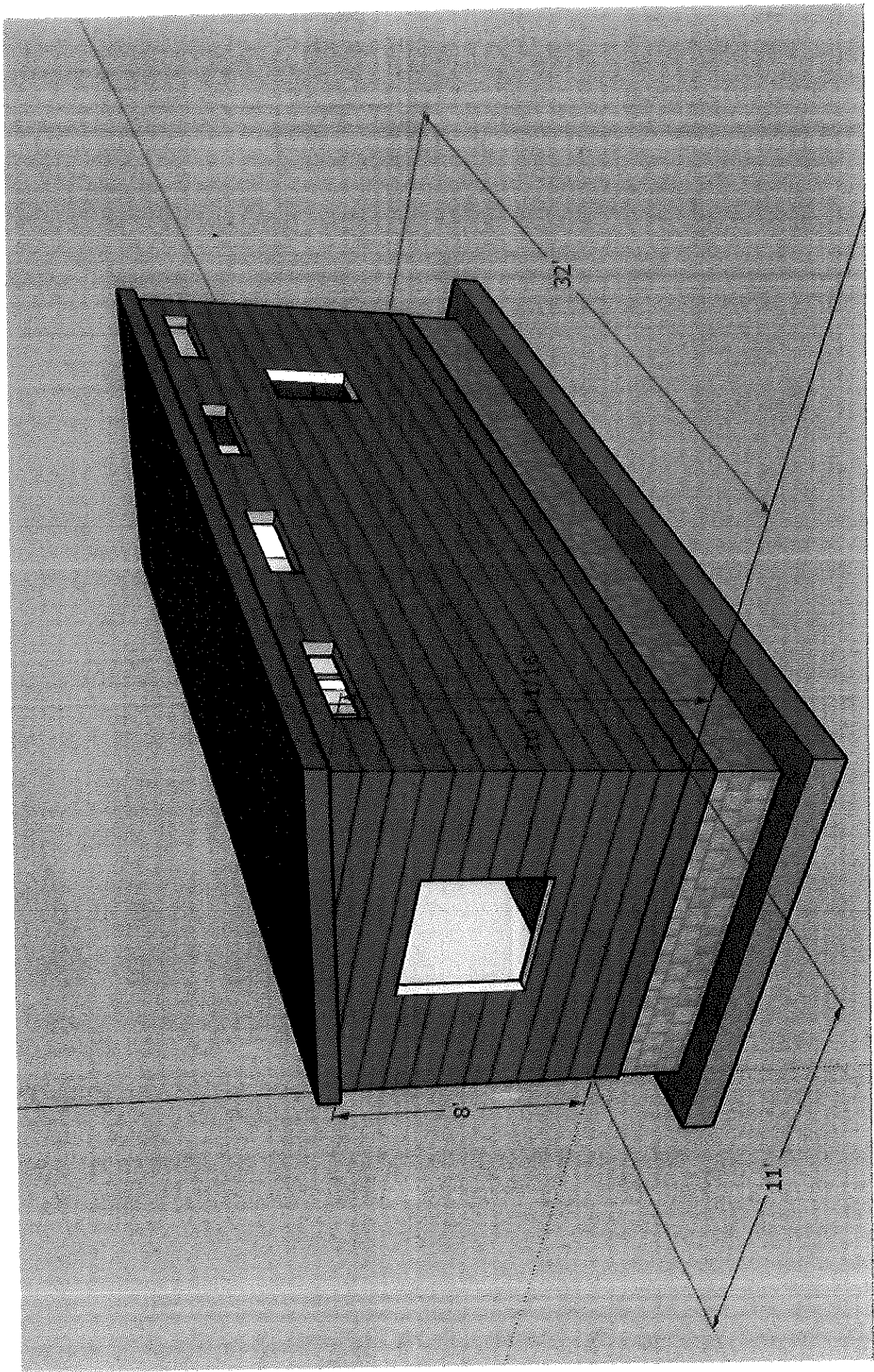
Ex B

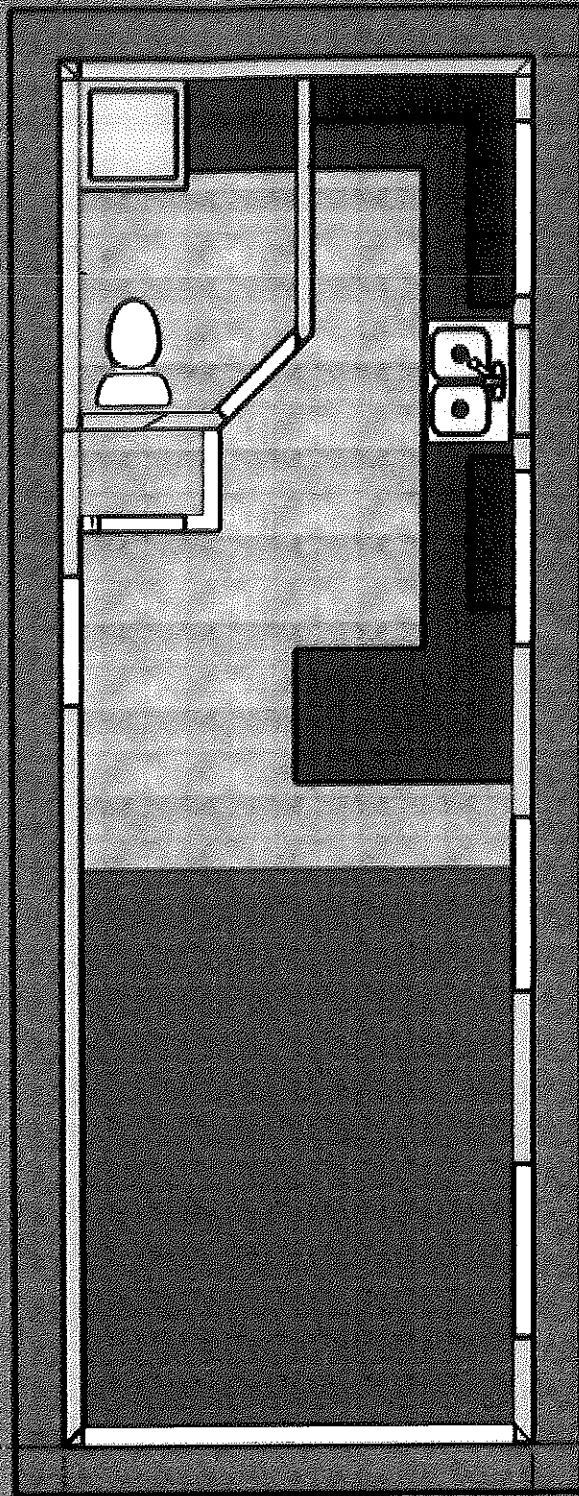
21







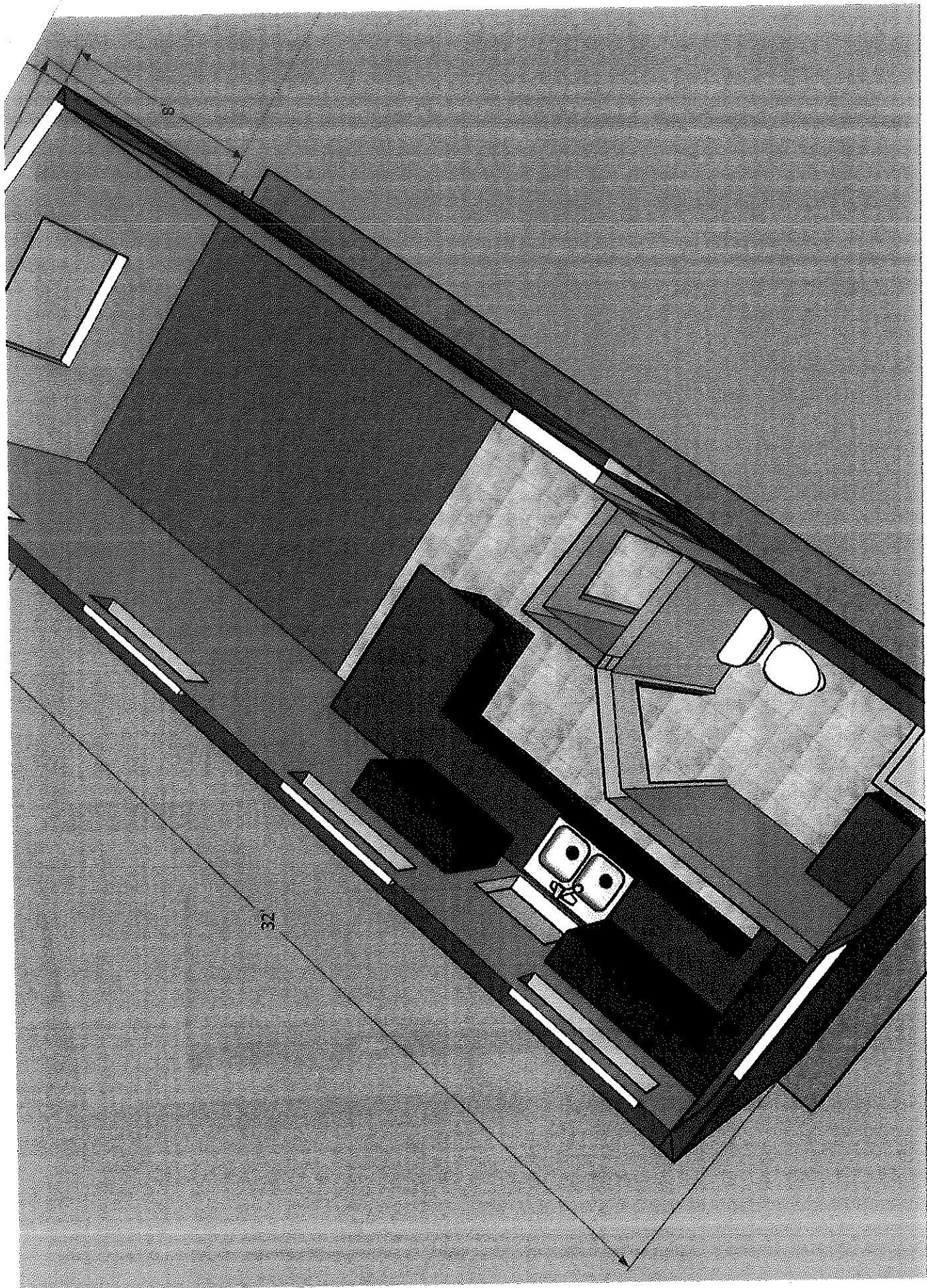




32'

11'



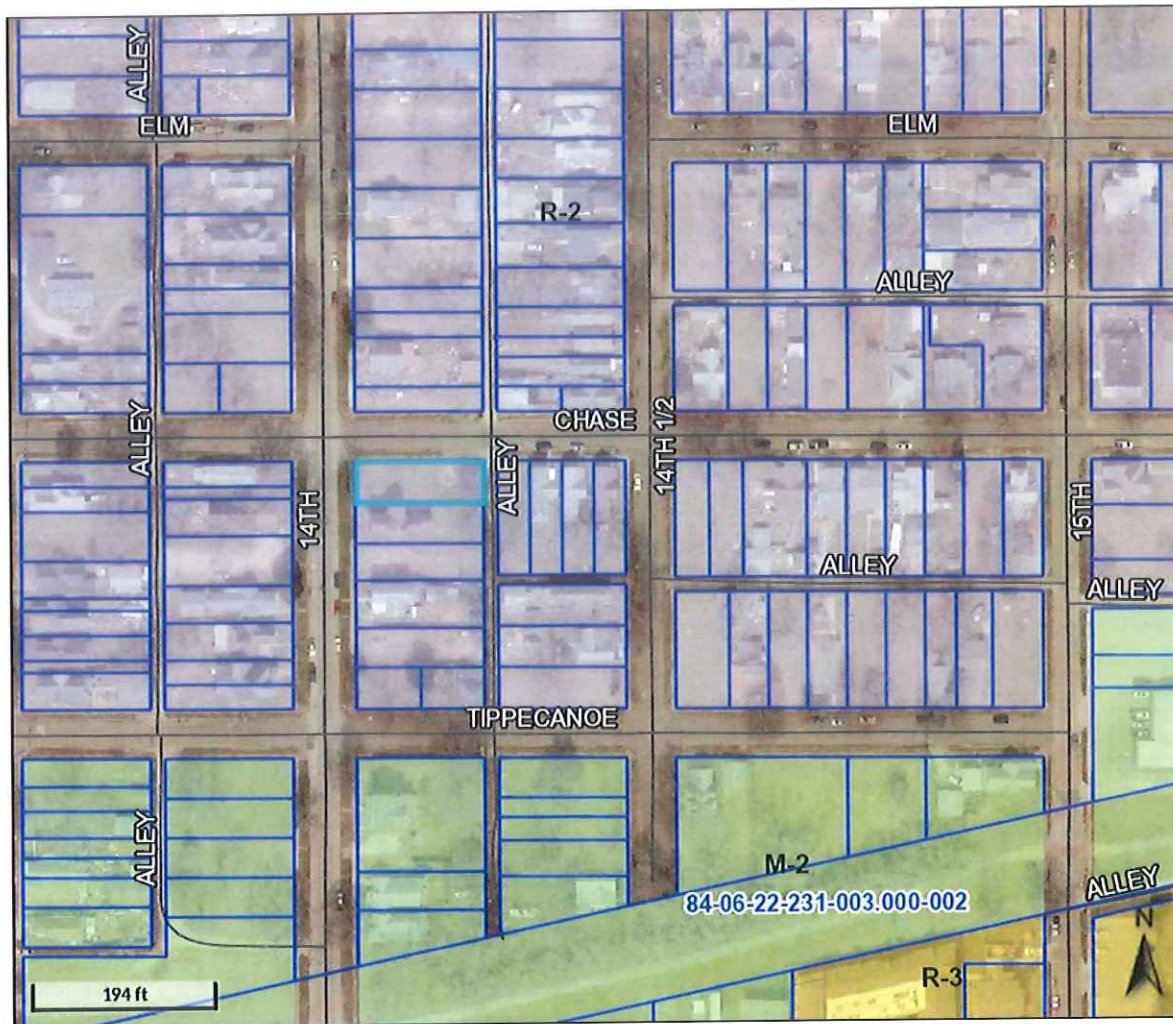






Beacon™

Vigo County, IN / City of Terre Haute



#### Overview



#### Legend

- Corporate Limits
- Political Township
- Sections
- Blocks
- Parcels
- Road Centerlines

#### Current Zoning Classifications

- A-1
- A-1MO
- A-1NR
- C-1
- C-1PD
- C-2
- C-2PD
- C-2SU
- C-3
- C-3NR
- C-3PD
- C-3SU
- C-4
- C-5
- C-6
- C-6PD
- C-6SU
- C-7
- C-7NR
- C-8
- C-8PD
- C-9
- C3PUD
- M-0
- M-1
- M-1PD
- M-2
- M-2NR
- M-2PD
- M-O

**AFFIDAVIT OF OWNERSHIP AND CONSENT**

COMES NOW Affiant, Jeffrey A. Lewellyn, Attorney for **Mental Health America of West Central Indiana, Inc.**, an Indiana Nonprofit Corporation, (the "Corporation") and affirms under penalty of law that the Corporation is the owner of record of the property located at **619 and 621 North 14th Street, Terre Haute, IN 47807, Parcel Nos. 84-06-22-210-001.000-002 and 84-06-22-210-002.000-002, and 702 North 14th Street, Terre Haute, IN 47807, Parcel No. 84-06-22-206-013.000-002** for which a rezoning is requested and attached hereto is a copy of the deed evidencing such ownership. Further, as attorney for the Corporation it is represented that the Corporation is seeking to rezone the subject property to **(R-3) General Residence District** to allow for the construction of a tiny homes project.

I affirm under penalty of perjury, that the foregoing representations are true.

  
Jeffrey A. Lewellyn

STATE OF INDIANA        )  
                                      :SS  
COUNTY OF VIGO        )

Personally appeared before me, a Notary Public in and for said County and State, **Jeffrey A. Lewellyn**, who acknowledged the execution of the above and foregoing Affidavit of Ownership and Consent, after being duly sworn upon his oath and after having read this Affidavit.

WITNESS my hand and Notarial Seal this 7<sup>th</sup> day of August, 2019.



My commission expires:

LINDA C LAMKIN-COLETTI, Notary Public  
Resident of Vigo County, Indiana



ENTERED FOR TAXATION  
Subject to final acceptance for Transfer

COPY

JAN 15 2019

  
VIGO COUNTY AUDITOR

2019000820 WD \$25.00  
01/15/2019 02:46:46P 2 PGS  
Stacey Todd  
VIGO County Recorder IN  
Recorded as Presented



WARRANTY DEED

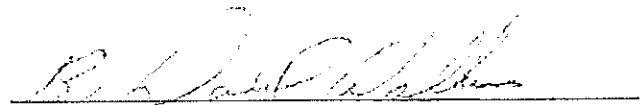
THIS INDENTURE WITNESSETH, That **R. David Walker**, Grantor, of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **Mental Health America of West Central Indiana, Inc.**, an Indiana Nonprofit Corporation, Grantee, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:

Seventy-four (74) feet East side of Lot Number 12 in Thomas H. Nelson's Subdivision of Lots Number 4, 6 and 7 in Chase's Subdivision of 100 acres off the North end of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed/delivered this deed this 31st day of December, 2018.

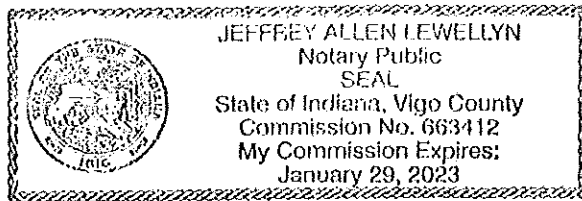
  
R. David Walker

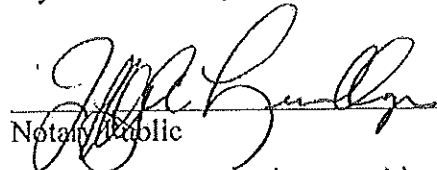
STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF VIGO        )

Before me, a Notary Public in and for said County and State, personally appeared R. David Walker, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.



Witness my hand and Notarial Seal this 31st day of December, 2018.



  
Notary Public  
Jeffrey A. Lewellyn  
Printed Name

My Commission Expires: 1-29-2023 My County of Residence: Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Jeffrey A. Lewellyn

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law  
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 1460 Spruce Street, Terre Haute, IN 47807

Property address: 702 North 14<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel No. 84-06-22-206-013.000-002

ENTERED FOR TAXATION  
Subject to final acceptance for Transfer

COPY

JAN 15 2019

  
VIGO COUNTY AUDITOR

2019000819 WD \$25.00  
01/15/2019 02:46:46P 2 PGS  
Stacey Todd  
VIGO County Recorder IN  
Recorded as Presented



WARRANTY DEED

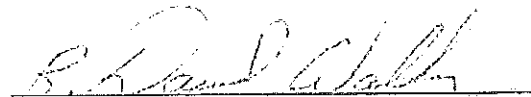
THIS INDENTURE WITNESSETH, That **R. David Walker and Paula M. Walker**, husband and wife, Grantors, of Vigo County, in the State of Indiana, CONVEY AND WARRANT to **Mental Health America of West Central Indiana, Inc.**, an Indiana Nonprofit Corporation, Grantee, as a gift and for no consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Vigo County, State of Indiana:


Lots 1 & 2 in John Moorhead's Subdivision of Lot No. 13 of Chase's Subdivision of 100 acres off the North side of the Northeast Quarter of Section 22, Township 12 North, Range 9 West.

Subject to the general real estate taxes prorated to the date of this indenture and all subsequent real estate tax.

Subject to all covenants, conditions, restrictions, easements, leases, encumbrances, and all other matters of record.

IN WITNESS WHEREOF, Grantors have executed/delivered this deed this 31st day of December, 2018.

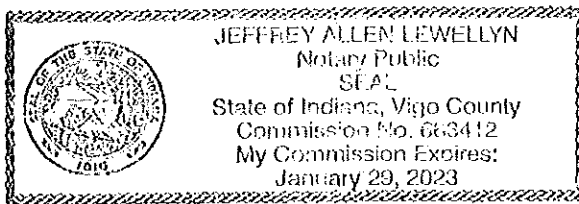
  
R. David Walker

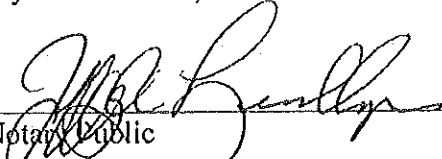
  
Paula M. Walker

STATE OF INDIANA       )  
                                      ) SS:  
COUNTY OF VIGO       )

Before me, a Notary Public in and for said County and State, personally appeared R. David Walker and Paula M. Walker, husband and wife, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of December, 2018.



  
Notary Public  
Jeffrey A. Lewellyn  
Printed Name

My Commission Expires: 1-29-2023 My County of Residence: Vigo

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Jeffrey A. Lewellyn

This instrument prepared by: Jeffrey A. Lewellyn, Attorney at Law  
333 Ohio Street, Terre Haute, IN 47807

Mail tax statements to Grantee: 1460 Spruce Street, Terre Haute, IN 47807

Property address: 619 and 621 North 14<sup>th</sup> Street, Terre Haute, IN 47807  
Parcel Nos. 84-06-22-210-001.000-002 and  
84-06-22-210-002.000-002

Receipt

The following was paid to the City of Terre Haute, Controller's Office.

Date: 08.07.19

Name: Wilkinson Law Firm

Reason: Rezoning

TERRE HAUTE, IN  
PAID

AUG 07 2019

CONTROLLER

Cash: \_\_\_\_\_

Check: \$4500 #0100720

Credit: \_\_\_\_\_

Total: \$4500

Received By: Leusko



# Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Fax: (812) 234-3248

Terre Haute • West Terre Haute • Riley • Seelyville

DATE: September 5, 2019

## REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO  
SPECIAL ORDINANCE NUMBER 20-19,

CERTIFICATION DATE: September 4, 2019

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 20-19. This Ordinance is a rezoning of the property located at 619, 621, 702 N 14<sup>th</sup> Street. The Petitioner, Mental Health America of West Central Indiana, Inc., petitions the Plan Commission to rezone said real estate from zoning classification R-2 to R-3, Multifamily Residential for the Tiny Home Development Project. The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 20-19 at a public meeting and hearing held Wednesday, September 4, 2019. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 20-19 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 20-19 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 20-19 was  
FAVORABLE WITH THE FOLLOWING CONDITIONS:

1. Must meet all City development regulations.
2. Submit a detail site plan and all plans related to site development to scale.
3. City BZA Variance approval on units minimum square footage & parking.



A handwritten signature in black ink, appearing to read "Fred L. Wilson".

Fred L. Wilson, President

A handwritten signature in black ink, appearing to read "Jared Bayler".

Jared Bayler, Executive Director

Received this 5th day of September, 2019

## STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #20-19

Doc: # 56

Date: September 2019

Page 1 of 4

### APPLICATION INFORMATION

Petitioner: Mental Health America of West Central Indiana, Inc

Property Owner: Same-As-Above

Representative: Jeffrey Lewellyn

Proposed Use: Tiny Homes Project Development

Proposed Zoning: R-3 General Residence District

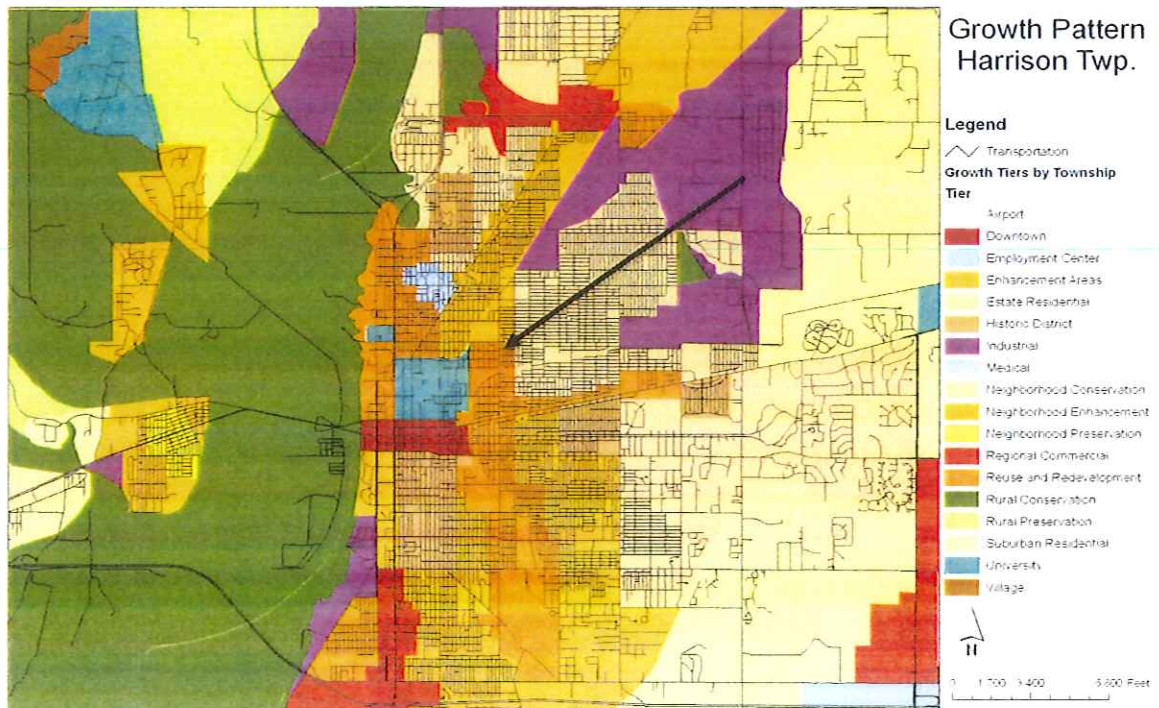
Current Zoning: R-2, Two Family residential

Location: The property is located on the east side of N. 14th Street & Chase Street.

Common Address: 619,621 & 702 N. 14th Street, Terre Haute, 47807

### COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute





STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #20-19

Doc: # 56

Date: September 2019

Page 2 of 4

---

Reuse and Redevelopment Areas

These are areas that offer potential future reuse and redevelopment potential. These areas are a result of underutilization of land relative to potential development. Brownfield and blighted categorization establishes the need to apply policies established for these areas.

Additional policies for Reuse and Redevelopment Areas include:

- Incentives to be provided to support redevelopment.
- Density bonuses may be appropriate to support redevelopment
- Sponsor the development of redevelopment plans
- All policies from Neighborhood Enhancement Areas

Available Services: Area is well served by utilities.

Soil Limitations: unknown

Street Access: S. 14<sup>th</sup> Street

Dev. Priority: Neighborhood commercial

## ZONING COMPATIBILITY

Sur. Zones and Uses:     **North** – R-2  
                                  **East** – R-2  
                                  **South** – R-2  
                                  **West** – R-2

---

## ZONING REGULATIONS

R-3 Purpose:           The General Residence District

R-3 Uses:              Any use permitted in the R-1 and R-2 Districts, Apartment Hotels. Colleges and universities, but not business colleges or trade schools, Fraternal, philanthropic and charitable use or institutions, provided that not more than twenty-five percent (25%) of the gross floor area or four thousand (4,000) square feet shall be used as office space. Hospitals, sanitariums, and convalescent homes, Institutions for the aged and for children, Lodging Houses and Tourist Homes, Nursery Schools, Boarding, Private Clubs or Lodges - not

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #20-19

Doc: # 56

Date: September 2019

Page 3 of 4

---

operated for profit, provided that not more than twenty percent (20%) of the gross floor area or two thousand (2,000) square feet, whichever is greater, shall be used as office space, Apartment House.

R-3 Standards: Minimum Lot Size: F.A.R. 0.7 or 70%  
A minimum Floor Area 512 Sq. Ft., and a minimum Lot Area 1000 Sq. Ft.

Parking Requirements

1.5 parking spaces per 1 bedroom unit.

2.0 parking spaces per 2 bedroom unit.

3.0 parking spaces per 3 bedroom unit.

---

## **FINDINGS and RECOMMENDATION**

### **Staff Findings:**

To this point tiny homes have not been allowed either in Vigo County or in the City of Terre Haute. In this instance the ordinance for the city outlines in a number of places development standards intended to limit the development of homes that create highly dense urban areas outside the city's downtown district. This is made evidence by the number of variances that will be needed by this petition.

The petitioner's sight plan depicts 7 parking stalls which is not adequate as required by Table 4 of the City Code. The parking stalls will need to be hard surfaced and meet any drainage requirements as detailed by City Engineering as part of approval of the site plan. A special exception will be needed to allow for offsite parking. The parking area will need visual screening. A landscape plan must be submitted and approved.

The floor plan that was submitted does not meet the unit's minimum square footage as allowed by Table 8.

The building locations as depicted do not meet front setbacks off either street. A variance or declaration of block front average will be needed.

STAFF REVIEW – CITY OF TERRE HAUTE ZONE CHANGE

Number: SO #20-19

Doc: # 56

Date: September 2019

Page 4 of 4

---

The petition states 3-4 homes on permanent foundations on the northwest corner lot. However, these are not depicted as a part of the site plan. There is a high likelihood that this location will need variances also.

The City could require the adjoining lots be combined into a single lot of use. This will require a major subdivision to accomplish.

The site plan does not contain a scale. As such we are unable to determine the ability of emergency services to access the interior buildings. The site plan must meet all requirements as requested by emergency services after their site plan review.

This rezoning will set a new precedence for tiny homes in the city of Terre Haute. Tiny homes are increasing in popularity and as long as they are built to current Indiana Building Code and can meet all requirements or receive variances;

**Recommendation:** staff will offer a FAVORABLE RECCOMENDATION but with the following conditions:

1. Must meet all City development regulations.
2. Submit a detail site plan and all plans related to site development to scale.
3. City BZA Variance approval on units minimum square footage.
4. City BZA Special exception for offsite parking.
5. City BZA Variance for relief of the setbacks along both streets or an acknowledgement of block front average by City Engineering
6. Site plan review and approval by emergency services.
7. Landscape plan approval by City Engineering
8. A major subdivision approval if required.

Mental Health America of West Central Indiana  
Docket #56, S.O. 20-19 From R-2 to R-3  
619, 6217 and 702 North 14th Street



Parcel: 84-06-22-210-001.000-002  
84-06-22-210-002.000-002  
84-06-22-206-013.000-002

0 50 100 Feet  
|-----|-----|

  
Area-Of-Interest

Prepared by Vigo County  
Department of Area Planning